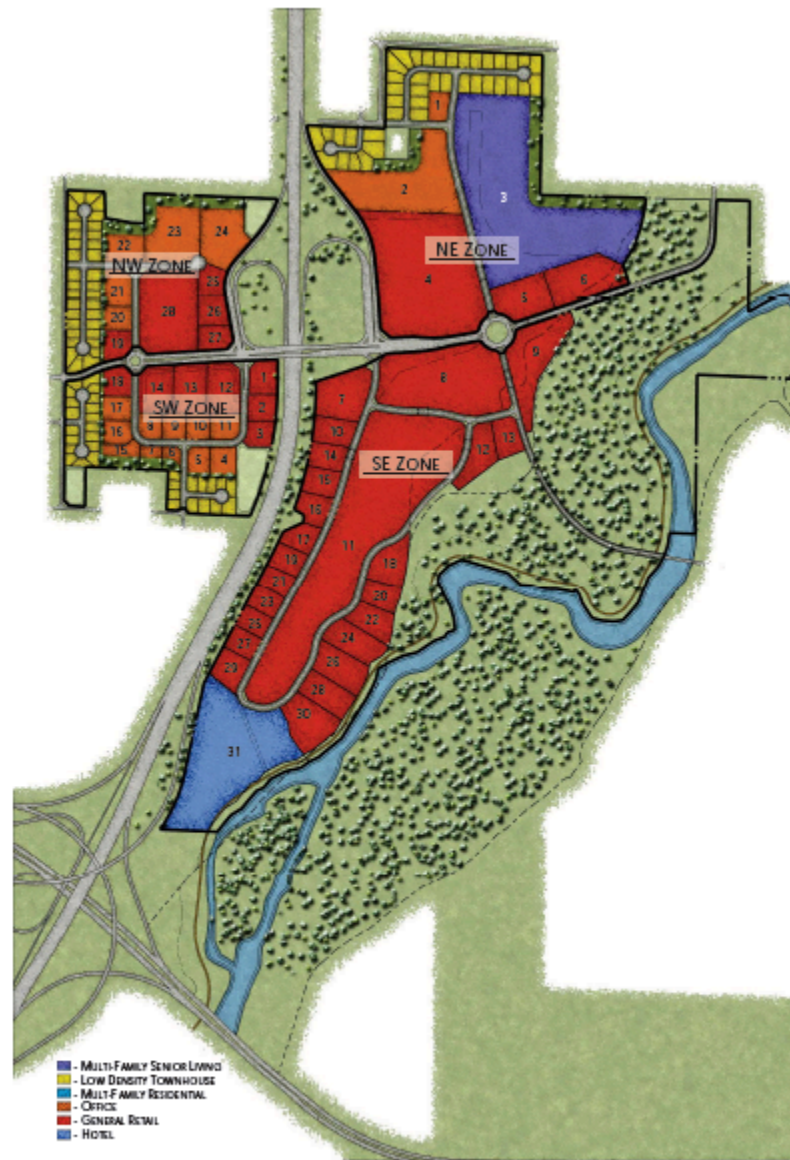


Planned Development 330 Development Overview

Presentation to City Council
June 25, 2009



MAY 26, 2009

ZONE MAP 60/65 DEVELOPMENT



Background

- ▶ P&Z Commission held a public hearing on original application on April 16, 2009. The application was tabled and public hearing continued
- ▶ Primary concerns focused on the potential impact of the development on the adjacent residential development, James River and area roadway system
- ▶ Commission recommended the applicant meet with area property owners, neighborhood groups, and environmental groups to discuss the project
- ▶ Applicant held follow up meetings with area property owners, neighborhood representatives and concerned environmental groups
- ▶ Commission recommended approval of the revised application at the June 11, 2009 meeting



Project Overview

- ▶ Project area consists of approximately 500 acres on the east and west sides of US Highway 65 north of Highway 60
- ▶ Mixed use residential, office and retail development
- ▶ Proposal is consistent with the recommendations of the *Comprehensive Plan* which identifies this area as a potential activity center that is to be a location of significant business, office and housing
- ▶ Approval of this request, along with required improvements, creates the opportunity for a regional shopping destination



Development Alternatives

- ▶ A step-down concept of land uses is proposed from higher intensity uses along US Highway 65 and the core of the development to lower intensity uses to the north and west adjacent to existing residential development
- ▶ R-TH, Residential Townhouse type development is required along west and south boundaries of northwest and southwest quadrants and north boundary of northeast quadrant
- ▶ Development along Bedford, El Dorado and Gasconade is restricted to single family with lot sizes of at least 15,000 square feet
- ▶ R-TH development in northwest and southwest quadrants may be substituted with office development with a 100 foot wide bufferyard, 150 foot building setback and height restriction
- ▶ Alternative to mixed-use development is provided by allowing project area to be developed with R-TH type development



Development Intensity

- ▶ Office and retail development are proposed at a floor area ratio of 0.30 and 0.25, respectively, rather than 0.40 as permitted by the *Zoning Ordinance*
- ▶ Proposed residential densities include R-TH type development at 8 units per acre, Multi-family Senior Living at 10 units per acre and Multi-Family at 13 units per acre
- ▶ A 100 foot wide bufferyard is required anywhere non-R-TH type uses abut existing single family development
- ▶ A 500 foot building setback is required for multi-family development adjacent to existing single family development
- ▶ Multi-family senior living is restricted to a maximum of 2 stories if located within 500 feet of existing single family development



Thoroughfare System

- ▶ Development of any multi-family, office or retail requires several improvements including a new interchange on US Highway 65. Engineering of new interchange will endeavor to retain the Gasconade Bridge
- ▶ Connectivity is required to the east, including construction of a bridge over the James River, to Route J generally following FR 170
- ▶ Connectivity is required to the west across Mentor and connecting to Lone Pine with ultimate future connection to Republic Road west of Glenstone
- ▶ Final routing of roadway connections will take into account *Comprehensive Plan* and studies and will involve public hearings and community input
- ▶ Traffic Impact studies will determine required improvements for each phase of development



Environmental Issues

- ▶ At the April 16, 2009 Commission hearing, concern was expressed regarding the potential impact on the James River
- ▶ Applicant met with environmental groups to discuss development and stormwater control alternatives
- ▶ The proposal incorporates Low Impact Development (LID) Integrated Management Practices (IMPs)
- ▶ The development shall use LID Best Management Practices (BMPs) in managing its storm water runoff
- ▶ A 200 foot conservation easement will be provided along the James River



Stop Gap Measures

- ▶ Due to the lack of detail at this stage, Final Development Plans for any multi-family, office or retail uses are required to be reviewed and approved by P&Z Commission and City Council
- ▶ The Final Development Plans will more specifically define the permitted uses, development layout and intensities, signage and required public improvements
- ▶ As part of Final Development Plan process, property owners within 185 feet will be notified to allow for additional public input when more details are available



Financing

- ▶ The required public infrastructure, both on and off-site, to support this development are expected to be extensive
- ▶ It is anticipated the developer will seek additional sources of funding such as a Community Improvement District (CID), Development Agreement, Tax Increment Financing (TIF) or other sources of funding available through the City, County and State
- ▶ Final determination as to the appropriateness of the funding sources lies with City Council



Multi-Family Development Guidelines

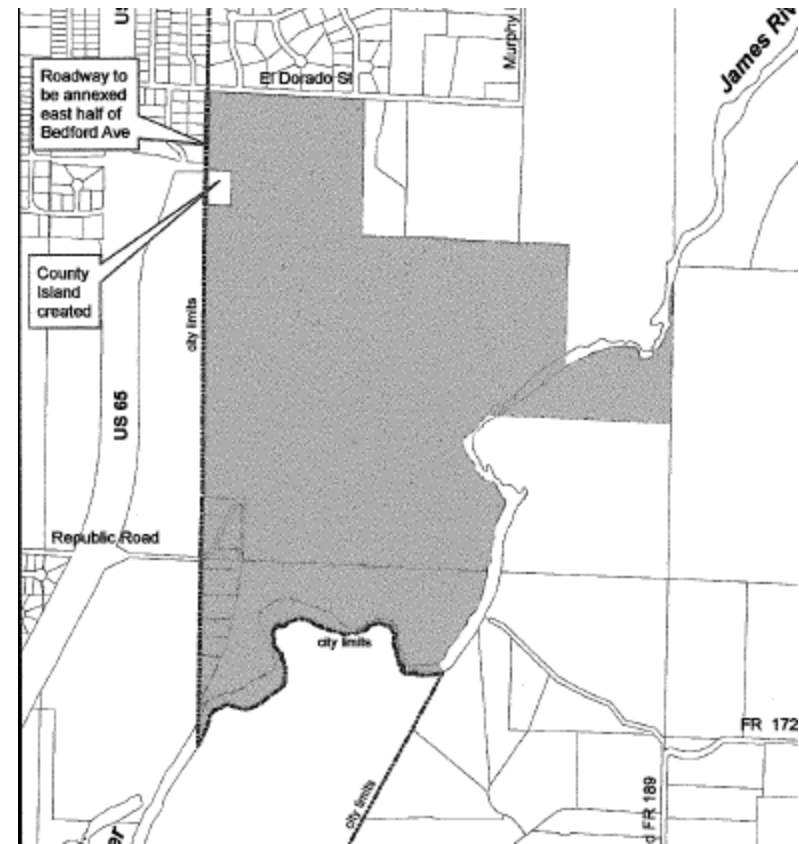
Matrix Results

- ▶ The Multi-Family Development Location and Design Guidelines were evaluated for the project because of the proposed multi-family development
- ▶ The maximum density requested by the applicant is 13 dwelling units per acre
- ▶ The project site received a total score of 11 points on the assessment matrix, which exceeds the point total needed for the proposed density
- ▶ As proposed, any multi-family developed on the site will have a minimum 100 foot wide bufferyard and building setback of 500 feet from existing single family homes



Annexation

- ▶ Approximately 265 acres of the project area (eastern portion) currently lies outside the city limits
- ▶ A public hearing on the proposed annexation is scheduled to be held at the June 29 Council meeting
- ▶ The annexation will need to be voted on prior to the vote on the rezoning



Planning and Zoning Commission Observations

- ▶ At the June 11 Commission hearing, area property owners expressed concern about the impact of the development on area roads and the uncertainty about what would ultimately develop on the site
- ▶ As part of this development, the developer(s) will be required to make necessary improvements to existing streets that are impacted and provide for additional street connections to provide for dispersion of traffic
- ▶ Approval of this rezoning gives the surrounding property owners predictability about what could occur and the requirements and standards that will govern development of the property



Staff Recommendation

- ▶ Staff recommends approval of the application based on the following:
- ▶ This proposal is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the US Highway 65 and Highway 60 areas as a potential activity center suitable for high-intensity retail, office and residential uses
- ▶ This proposal will provide for a mixed-use development with opportunities for employment and living in the area with the benefit of internal circulation as people live, work and shop in the same location
- ▶ Significant public improvements will be provided upon full development of this property, including the construction of a new interchange on US Highway 65 and roadway connections to the east, west and north





60/65 DEVELOPMENT - WEST SIDE



60/65 DEVELOPMENT - EAST SIDE